

Re: Pico Project - 1330 Pico Boulevard

**Subject:** Re: Pico Project - 1330 Pico Boulevard  
**From:** Gerald Gubatan <gerald.gubatan@lacity.org>  
**Date:** 1/22/19, 10:05 AM  
**To:** Reuben Duarte <RDuarte@sheppardmullin.com>  
**CC:** "Alfred Fraijo Jr." <afraijo@sheppardmullin.com>

Hello Reuben,

I'm in the office and please drop by anytime before noon if you're around so we can tag-base.

Gerald

Gerald G. Gubatan  
Senior Planning Deputy  
Office of Council Member Gilbert Cedillo  
Council District 1  
City Hall, Room 460  
Los Angeles, CA 90012

Tel: 213.473.7001  
[gerald.gubatan@lacity.org](mailto:gerald.gubatan@lacity.org)  
<http://cd1.lacity.org/>

On Tue, Jan 22, 2019 at 8:26 AM Reuben Duarte  
<[RDuarte@sheppardmullin.com](mailto:RDuarte@sheppardmullin.com)> wrote:

Good morning Gerald,

Following up on my email from Friday. I will be at City Hall this morning for a meeting and happy to meet after to discuss if you have any questions.

Best,

**Reuben A. Duarte** | Senior Planner  
+1 213-455-7679 | direct  
[RDuarte@sheppardmullin.com](mailto:RDuarte@sheppardmullin.com)

**SheppardMullin**  
333 South Hope Street, 43rd Floor  
Los Angeles, CA 90071-1422

+1 213-620-1780 | main  
[www.sheppardmullin.com](http://www.sheppardmullin.com)

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**From:** Reuben Duarte  
**Sent:** Friday, January 18, 2019 10:03 AM  
**To:** 'Gerald Gubatan' <[gerald.gubatan@lacity.org](mailto:gerald.gubatan@lacity.org)>  
**Cc:** Alfred Fraijo Jr. <[afraijo@sheppardmullin.com](mailto:afraijo@sheppardmullin.com)>  
**Subject:** RE: Pico Project - 1330 Pico Boulevard

Sounds good Gerald. I will follow up next week. Thanks again for your help and have a good weekend.

Best,

**Reuben A. Duarte** | Senior Planner  
+1 213-455-7679 | direct  
[RDuarte@sheppardmullin.com](mailto:RDuarte@sheppardmullin.com)

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**From:** Gerald Gubatan <[gerald.gubatan@lacity.org](mailto:gerald.gubatan@lacity.org)>  
**Sent:** Friday, January 18, 2019 9:44 AM  
**To:** Reuben Duarte <[RDuarte@sheppardmullin.com](mailto:RDuarte@sheppardmullin.com)>  
**Cc:** Alfred Fraijo Jr. <[afraijo@sheppardmullin.com](mailto:afraijo@sheppardmullin.com)>  
**Subject:** Re: Pico Project - 1330 Pico Boulevard

Hi Reuben -

Thanks for putting this together - I noticed the city planner's name listed as overseeing the HPOZ Unit and ugh, unfortunately, based on my dealings with

her in the past, she tends to be 'rigid' with respect to code interpretations...

Let me review and strategize and let's tag-base next week.

Gerald

Gerald G. Gubatan

Senior Planning Deputy

Office of Council Member Gilbert Cedillo

Council District 1

City Hall, Room 460

Los Angeles, CA 90012

Tel: 213.473.7001

[gerald.gubatan@lacity.org](mailto:gerald.gubatan@lacity.org)

<http://cd1.lacity.org/>

On Fri, Jan 18, 2019 at 9:18 AM Reuben Duarte  
<[RDuarte@sheppardmullin.com](mailto:RDuarte@sheppardmullin.com)> wrote:

Happy Friday Gerald,

Apologies for the late reply. I wanted to follow up on your discussion with Alfred re 1330 Pico and the HPOZ boundary. As requested, the attached briefly outlines the issues and timeline and includes a copy of the Councilman's motion to remove the site from the HPOZ boundaries. We are requesting that the Council Office meet with Ken Bernstein to help expedite

the process to prepare the ordinance to remove the site, as required per the Councilman's motion, and to do so as a technical correction.

Please feel free to contact me directly if you have any questions or need any additional information.

Best,

**Reuben A. Duarte** | Senior Planner  
+1 213-455-7679 | direct  
[RDuarte@sheppardmullin.com](mailto:RDuarte@sheppardmullin.com)

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**From:** Gerald Gubatan <[gerald.gubatan@lacity.org](mailto:gerald.gubatan@lacity.org)>  
**Sent:** Wednesday, January 9, 2019 9:05 AM  
**To:** Alfred Fraijo Jr. <[afraijo@sheppardmullin.com](mailto:afraijo@sheppardmullin.com)>  
**Subject:** Re: Pico Project - 1330 Pico Boulevard

Alfred,

If you don't mind refreshing my fading memory and providing a quick summary in bullet form of key issues, conflicts and what needs to be reconciled.

Thanks,

Gerald G. Gubatan

Senior Planning Deputy

Office of Council Member Gilbert Cedillo

Council District 1

City Hall, Room 460

Los Angeles, CA 90012

Tel: 213.473.7001

[gerald.gubatan@lacity.org](mailto:gerald.gubatan@lacity.org)

<http://cd1.lacity.org/>

On Tue, Jan 8, 2019 at 1:18 PM Alfred Fraijo Jr.  
<[afraijo@sheppardmullin.com](mailto:afraijo@sheppardmullin.com)> wrote:

Thank you Gerald.

**Alfred Fraijo Jr.** | Partner  
+1 213-617-5567 | direct  
[afraijo@sheppardmullin.com](mailto:afraijo@sheppardmullin.com) | [Bio](#)

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Los Angeles, CA 90071-1422  
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[www.sheppardmullin.com](http://www.sheppardmullin.com) | [LinkedIn](#) | [Twitter](#)

**From:** Gerald Gubatan <[gerald.gubatan@lacity.org](mailto:gerald.gubatan@lacity.org)>  
**Sent:** Tuesday, January 8, 2019 1:03 PM  
**To:** Alfred Fraijo Jr. <[afraijo@sheppardmullin.com](mailto:afraijo@sheppardmullin.com)>  
**Subject:** Re: Pico Project - 1330 Pico Boulevard

Hello Alfred,

Sorry for the delayed response - Council has been in a "Recess" - I was out of the office last week and just returned.

Let me reach out and perhaps we can tag-base later this week.

Gerald

Gerald G. Gubatan

Senior Planning Deputy

Office of Council Member Gilbert Cedillo

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Los Angeles, CA 90012

Tel: 213.473.7001

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<http://cd1.lacity.org/>

On Thu, Jan 3, 2019 at 3:14 PM Alfred Fraijo Jr.  
<[afraijo@sheppardmullin.com](mailto:afraijo@sheppardmullin.com)> wrote:

Hi Gerald, I am following up to confirm if you had the opportunity to schedule a time to discuss with Ken Bernstein the motion to remove the

site from the HPOZ. Per our discussion, we have not had any success connecting with Planning on this matter. I assume they are differing to Ken as per the ordinance.

Thank you.

**Alfred Fraijo Jr.** | Partner  
+1 213-617-5567 | direct  
[afraijo@sheppardmullin.com](mailto:afraijo@sheppardmullin.com) | [Bio](#)

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